



Guide price £225,000
Chandler Court, Rose Road, Southampton



2

Bedrooms



2

Bathrooms



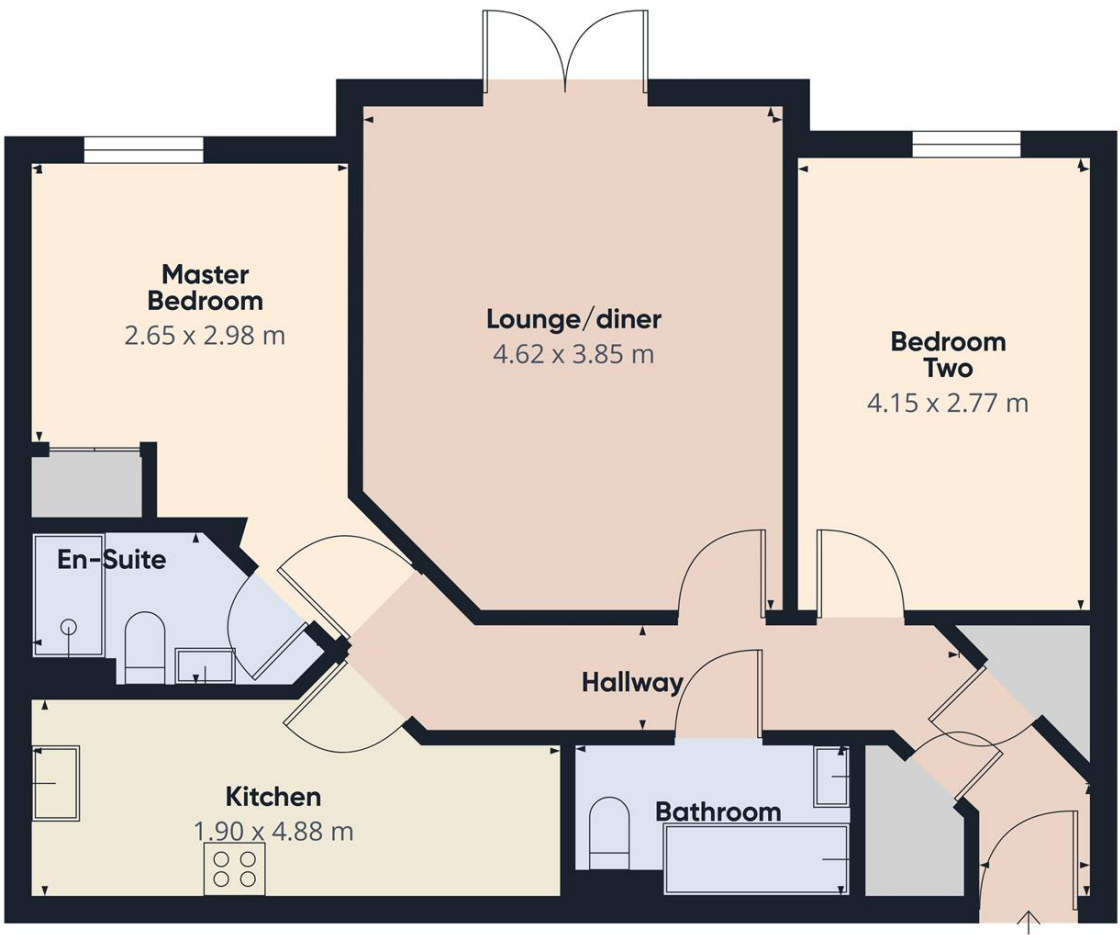
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Receptions



- A ground floor apartment offering bright and spacious accommodation
- Two double bedrooms, en-suite and bathroom
- Close Proximity To Southampton Common
- Lounge/diner with French doors leading out to a Westerly facing balcony
- Allocated parking, communal visitor spaces and bike store
- Modern fitted kitchen with space for a dining set
- Residue of 999 year lease (circa 975 years)

Conveniently located in the heart of Rose Road, this stunning two bedroom ground floor flat offers the perfect balance of comfort and convenience. Situated just a stone's throw away from Southampton Common, the City Centre, and local shops, this property is ideal for those seeking a vibrant and bustling neighbourhood with everything you could need right on your doorstep. The development boasts a 999 year lease, ensuring long-term security for its residents. With an allocated parking space and a westerly facing balcony, you can enjoy the sunshine all day long while taking in the views of the surrounding area. Inside, the property has been modernised to an exceptional standard, with upgrades to the kitchen, bathroom, and flooring giving it a contemporary and luxurious feel. The spacious living room features French doors leading onto the balcony, creating a seamless flow between indoor and outdoor living. The fitted kitchen is perfect for entertaining, with ample space for a dining table. Offering two double bedrooms, including a master bedroom with an en-suite shower room, this flat provides comfortable living space. The property further benefits a combination boiler fitted in 2023, with a 10 year guarantee and all windows and patio door were replaced in 2024 with a 5 year guarantee. For those who enjoy the outdoors, the property also features a communal garden and bike store, perfect for enjoying some fresh air and getting some exercise.



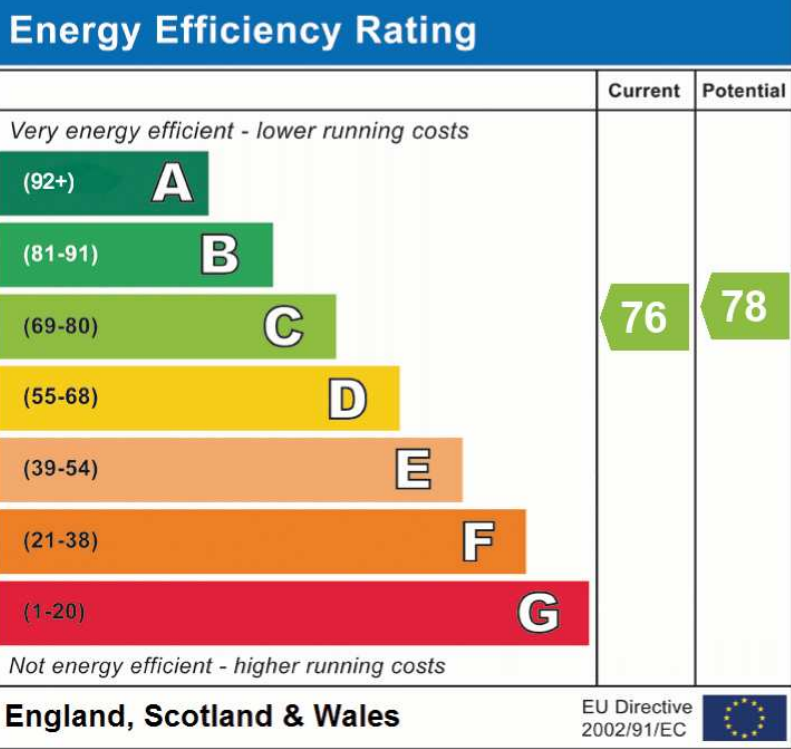
Approximate total area⁽¹⁾
64.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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